

**Town of Hamilton  
Community Preservation Committees  
March 13, 2014 Minutes**

**Attendees**

The meeting was held at the Hamilton Senior Center with the following Committee members in attendance: Ray Whipple, Jay Butler, Jennifer Scuteri, Bo Preston, and Peter Britton. Christine Berry, Hamilton CPC Coordinator was also present. With a quorum of CPC members present, the meeting was opened at 7:35pm

**Acceptance of Minutes from the February 26<sup>th</sup> CPC Meeting**

The minutes from the February 26<sup>th</sup> meeting were accepted.

**Vote on CPA FY15 Funding Application**

Greg McKenna was present to give an update on their request to update and winterize the AP Gardner Post 194. Greg reported that they have revised the scope of the project to make sure the renovations are in keeping with the original look of the building. He said there was no change in cost. He reported that they are hoping to receive other contributions to assist with the renovations and are also working on fundraising efforts, as well as providing in-house labor. Bo asked if there are other public benefits the Legion could offer to the Town. Greg said that they are working with public safety officials to use the Legion as an emergency center for east Hamilton. Donna Brewer had advised that the Town enter into a Public Benefit Agreement with the American Legion to ensure public benefit of the public funds. Jay noted that he felt the Legion's proposed use of the building as an emergency center would qualify as a public benefit. The CPC voted to recommend \$97,100 in CPA funding to Town Meeting.

**Discussion of Pool Financing Options**

Deborah Mena, Hamilton Finance Director, was present to discuss potential financing alternatives with the CPC for the pool proposal. Deborah said that if the CPC chooses to finance \$1 million or less, then she would recommend a 10-12 year bond, which would be roughly \$140,000 per year. Peter Britton asked if the project would be phased. Bo noted that in advance of Town Meeting, we will still only be working with estimates for the modular prices.

Deborah said that they are working with Wenham on an Inter-Municipal Agreement that will include ladder rates if Wenham does not assume one-third of the cost. The IMA would be for a term of 25 years. Peter noted that the Wenham CPC is focused on building their open space reserves, and that Hamilton has focused on being responsive to community needs. Dennis Curran, a member of the Recreation Board, stated the Blue Ribbon Committee had attended several of their meetings and said they've had good questions, but that ultimately, the Blue Ribbon Committee felt it was too much money. Ray Whipple said that the Park Program has changed philosophies over the years; it's a

much bigger program now. Deborah also reminded everyone that the parking lot will support the entire park, as well as all the activities and programs that occur there.

### **Meyer Barn Restoration**

Jim Farnham was present to discuss his proposal which includes the renovation of Meyer Barn. Donna Brewer had advised that the Town could acquire a conservation restriction or historic preservation restriction on the property to protect the public's investment if the CPC wanted to move forward with this project. Jim said that he is thinking that Change is Simple, the non-profit group he is working with, would have use of the barn and 2-acres for their use and management. He is willing to move the barn to make it easier for the school to access for programming. Bo noted that there is a lot to consider for this project, especially since there are so many ideas around how the property will be used; school programming, affordable housing, non-profit use, etc. Jennifer Scuteri agreed that there are a lot of challenges. It was suggested that Jim meet with the Hamilton Municipal Affordable Housing Trust and the School Committee to discuss his ideas for the property.

### **Vote CPA FY15 Budget**

The FY15 CPA budget, as amended, was reviewed. Peter made a motion to accept the budget, and the motion was seconded. The vote was unanimous and will be presented to Town Meeting on April 5<sup>th</sup>.

### **Meeting Adjournment**

The meeting was adjourned at approximately 9:30pm.